148.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,003,700 / 1,003,700
					USE VALUE:	1,003,700 / 1,003,700
					ASSESSED:	1,003,700 / 1,003,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34	-36	APPLETON PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WRZENSKI WARD C
Owner 2:	
Owner 3:	
Street 1:	36 APPLETON PL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JINGOZIAN MARIA & POTHIER LISA -
Owner 2:	TRS/ GALANTE IRREVOCABLE TRUST -
Street 1:	36 APPLETON PLACE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,947 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1973, having primarily Vinyl Exterior and 3375 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 2 HalfBaths, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6947.000	563,800		439,900	1,003,700
Total Card	0.159	563,800		439,900	1,003,700
Total Parcel	0.159	563,800		439,900	1,003,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 297.39 | /Parcel: 297.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 97193
GIS Ref:
GIS Ref:
Insp Date: 09/14/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 148.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	563,600	0	6,947.	439,900	1,003,500	1,003,500	Year End Roll	12/18/2019
2019	104	FV	496,200	0	6,947.	439,900	936,100	936,100	Year End Roll	1/3/2019
2018	104	FV	438,300	0	6,947.	295,400	733,700	733,700	Year End Roll	12/20/2017
2017	104	FV	425,300	0	6,947.	282,800	708,100	708,100	Year End Roll	1/3/2017
2016	104	FV	425,300	0	6,947.	257,600	682,900	682,900	Year End	1/4/2016
2015	104	FV	363,800	0	6,947.	207,400	571,200	571,200	Year End Roll	12/11/2014
2014	104	FV	363,800	0	6,947.	185,400	549,200	549,200	Year End Roll	12/16/2013
2013	104	FV	377,800	0	6,947.	176,000	553,800	553,800		12/13/2012

!11549!

PRINT

Date	Time
12/11/20	01:42:31

LAST REV

Date	Time
05/28/20	14:49:00
jorourke	
11549	

USER DEFINED

Prior Id # 1:	97193
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JINGOZIAN MARIA	70038-550		10/5/2017		1,015,000	No	No		
GALANTE GIANNIN	56079-190		12/16/2010	Convenience	1	No	No		
	12422-384		4/30/1973		13,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/28/2020	Mail Update	JO	Jenny O
8/7/2019	Mail Update	MM	Mary M
2/22/2018	SQ Returned	MM	Mary M
9/14/2017	Measured	DGM	D Mann
2/3/2009	Meas/Inspect	294	PATRIOT
11/30/1999	Meas/Inspect	263	PATRIOT
7/16/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6947		Sq. Ft.	Site		0	70.	0.90	11									439,888						439,900	

Total AC/HA:	0.15948	Total SF/SM:	6947	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	439,888	Spl Credit		Total:	439,900				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1973	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	16.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	16.9	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.03888893
Const Adj.:	1.09877694
Adj $ / SQ:	159.811
Other Features:	158500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	678509
Depreciation:	114668
Depreciated Total:	563841

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	6	Baths:	2				HB	2	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

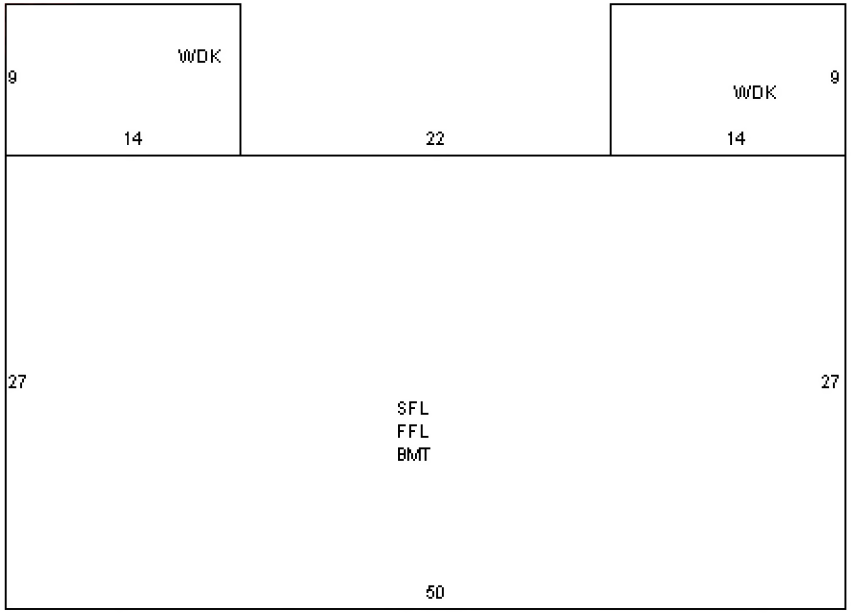
No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	159.81
Special Features:	0	Val/Su Net:	131.06
Final Total:	563800	Val/Su SzAd	208.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,350	63.520	85,759
FFL	First Floor	1,350	159.810	215,745
SFL	Second Floor	1,350	159.810	215,745
WDK	Deck	252	10.950	2,760

Net Sketched Area:	4,302		Total:		
Size Ad	2700	Gross Are	7128	FinArea	3375

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

148.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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